

Rural Residence

RESIDENTIAL

23325 BOISE RIVER RD

CALDWELL, ID 83607

\$700,396 TopHap Estimate · \$280 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,500 ft²

LIVING AREA

2 ac

LOT SIZE

1979

YEAR BUILT

VALUATION

\$700K

\$639K low

\$762K high

Last Sale

\$51,900 · Dec 31, 2025

Est. Owner Equity

\$538,396

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$603 (2025)
Assessed Value	\$179,810
Previous Assessed	\$168,680
Assessor Market Value	\$179,810

PROPERTY FACTS

Property Type	Rural Residence
Style	Mobile Home
County	CANYON
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2020	Financing	Warranty Deed			\$162K
Nov 20, 2009	Recorded document	Tax Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.2 mi
Notus Jr/Sr High School	Middle	7–12	3.3 mi

District: Notus School District 135

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 83607

87 CRIME INDEX	117 AIR POLLUTION	43,138 POPULATION	\$73K MEDIAN IN-COME	51°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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